SCALE 1"=150'

PARCEL MAP

IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA.

BEING A DIVISION OF LOTS 2,3,4,5,7,8,9 AND 10 OF BLOCK 2, A PORTION OF BLOCK 3, LOTS 2,3,4,5,9 AND 10 OF BLOCK 4, LOT 1 AND PORTIONS OF LOTS 2 AND 8 OF BLOCK 5 AND PORTIONS OF LOT A (PINGREE AVE.), LOT C (GRINDLAY AVE.), LOT D (WATT AVE.), AND LOT DD (WATT AVE.), ALL OF LA SIERRA GARDENS, AS SHOWN BY MAP ON FILE IN BOOK 11, PAGES 42 TO 50 INCL. OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA, A POR-TION OF BLOCK 50 OF LANDS OF THE RIVERSIDE LAND AND IRRIGATING COMPANY, AS SHOWN BY MAP ON FILE IN BOOK 1, PAGE 70 OF MAPS, RECORDS OF SAN BERNARDING COUNTY, CALIFORNIA, AND A PORTION OF SECTION 22, T. 3 S., R.4 W., S.B. M.

RECORDER'S CERTIFICATE : Filed this 1 day of September 1971, at 4:00 1.m. in Book 3 of Parcel Maps at Page <u>84</u> at the request of the CITY ENGINEER. W. D. Balogh, COUNTY RECORDER learn B Vaugh DEPUTY No. 99480 Fee \$ 5.00

WILLIAM G. CHURCH Consulting Civil Engineers, Inc. Newport Beach, California SURVEYOR'S CERTIFICATE: This map was prepared by me or under my direction and is based upon a field survey in conformance with the requirements of the Subdivision Map Act at the request of Diversified Communities on April 8, 1971. I hereby certify that it conforms to the approved tentative map and the conditions of approval thereof and that all provisions of applicable State law and local ordinances have been complied with. CITY ENGINEER'S CERTIFICATE: This map has been examined this Ist day of SEPTEMBER, 1971, ENGINEER'S NOTES: for conformance with Title 18 of the Riverside Municipal Code and 1. BASIS of BEARINGS is the centerline of La with the requirements of Section 11575 of the Subdivision Map Act. Sierra Ave. (Holden Ave.) taken as N.34°19'15"W. as shown by map of La Sierra Gardens on file JAMES F. MARTINEK, CITY ENGINEER 25' × 25' STORM DRAIN EASEMENT in book 11, pages 42 to 50 incl. of Maps, By William D. Gardner P.E. Records of Riverside County, California. OF RIVERSIDE INST. NO. 97488 2. Found monuments as noted at all points shown thus ---3. Set 11/2" iron pipes tagged R.C.E. 14488 at all points shown thus -o-4. All distances shown thus () are record per La Sierra Gardens, M.B. 11/42-50. 5. All distances shown thus () are record per Inst. No. 58931, rec'd. 6-13-69, O.R. Riverside County. Sewer easements conveyed to the City of Riverside t conveyed INSTR. 97486 10,01 827.7 REC'D. 8-27-71 OR 10 Storm drain and water line easements conveyed to the City of Riverside N.55°40'30" E.301.00' 191 (.). INSTR. 97485 $\langle ./ \rangle$ REC'D. 8-27-71 OR 10<u>/</u> 7 BLK Sewer - Storm Drain easements conveyed to the City of Riverside --- 10' SEWER EASEMENT INSTR. Nº 97484 6, E, 27, 29, 29 REC'D. 8-27-71 O.R. d 701 Parcel deeded to City of Riverside (OT we conveyed to the City of Riverside PEC'D PREC'D P /NSTR. № 97483 REC'D. 8-27-71 10.R. PARCEL 46.038 Ac. 10^() -FD.1"1P.TG'D.R.C.E.9876 FLU5H (NO REF.) — ANGLE POINT SW'LY LINE PIERCE ST. 704 VOT A N.55°40'45"E. -FD BRASS MON. FLUSH AS SHOWN ON C.R.F.B. 844-43 ~ ACCEPTED AS CENTERLINE INTERSECTION OF PIERCE ST. & LOT A (PINGREE AVE.) 1.34°19'15"W. \bigcirc ÷2 (VAC PARCEL With Ch 10T 5 2 $\langle \rangle$ CI) . 2.000 Ac. 9 \} BLKI \O`\ رجن [303.04] (VAC.) (316') -PIERCE 5 Water Easement to C Alverside INSTR. No. DETAIL ~ STREET PARCEL 2 -1=12°56'34" R= 2057.00' L=464.66'
[6.12°56'00' R-2057' L=464.32' PER =94|31, REC'D |2-31-58, O.R.] [25.09' PER * 27696, REC'D. 3-29-60, 0.R] STORM DRAIN EASEMENT -FD. 1" I.P.'S TG'D. R.C.E. 9876 - DN. 0.6' (NO REF.) ACCEPTED AS POINTS IN NW'LY LINE RIV. FRWY. 10' SEWER EASEMENT -FD. 5PK. (NO REF.)---MAGNOLIA -NORTHWESTERLY LINE--PER RIW MAP VIII RIV RTE 91 10.5 10.8 SHEET 29 #981583
PER RIW MAP VIII RIV RTE 91 10.5 31, 1958 AS INST. NO. 94131
PER RIW MAP VIII RIV RTE DEC. 31, 1958 AS INST. NO. 27696, 0 FFICIAL RECORDS, RIV. CO. AND PER DEEDS RECORDS NO. 27696, 0 FFICIAL RECORDS AS INST. NO. 27696, 0 FFICIAL RECORDS AS INST. NO. 27696, 0 FFICIAL RECORDS NO. 2 # AVENUE -FD. 1" I.P. TG'D. R.C.É. 9876 - DN. 0.6' (NO REF.) ACCEPTED AS POINT IN NW'LY LINE RIVERSIDE FREEWAY